



## **Baltimore County, Maryland**

# **2016 Annual Report on Growth**

As approved by the Baltimore County Planning Board on June 1, 2017

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## Introduction

The Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland* requires that charter counties prepare the *Annual Report on Growth*. The Report summarizes residential and non-residential development in Baltimore County in 2016 and analyzes whether the new development is consistent with the County's growth management policies, *Master Plan 2020* land use goals, and state smart growth principles. The Report is due to the Maryland Department of Planning by July 1, 2017. In Baltimore County, its Urban Rural Demarcation Line (URDL) corresponds to the state's Priority Funding Areas (PFA).

### Section A. Annual Report on Growth Related Changes

#### A-1. Changes to Development Patterns

##### A-1-1. New Subdivisions Created

Baltimore County, Maryland, is a desirable place to live, raise families, or work. The County continued to experience residential growth in 2016. In this preceding year, 11 minor subdivisions, six major subdivisions, five planned unit developments (PUDs), and one limited exemption were approved for 2,481 housing units (Table 1). This number of units approved in 2016 was an increase from 1,025 in 2015.

Among total housing units, the percent share of multi-family (MF) units approved was smaller than that in 2015 (52.60% vs. 67.71 %). However, this proportion of multifamily units in approved development remained a trend to reflect the emerging housing choice desire and needs in the housing market. Single-family housing types include detached (SFD), semi-detached (SFSD), and attached (SFA). Among single family units, SFA was predominant (766) in 2016, amounting to 65.14% of all units (1,176) in this housing type group.

**Table 1. New Residential Units in Approved Development Plans, 2016**

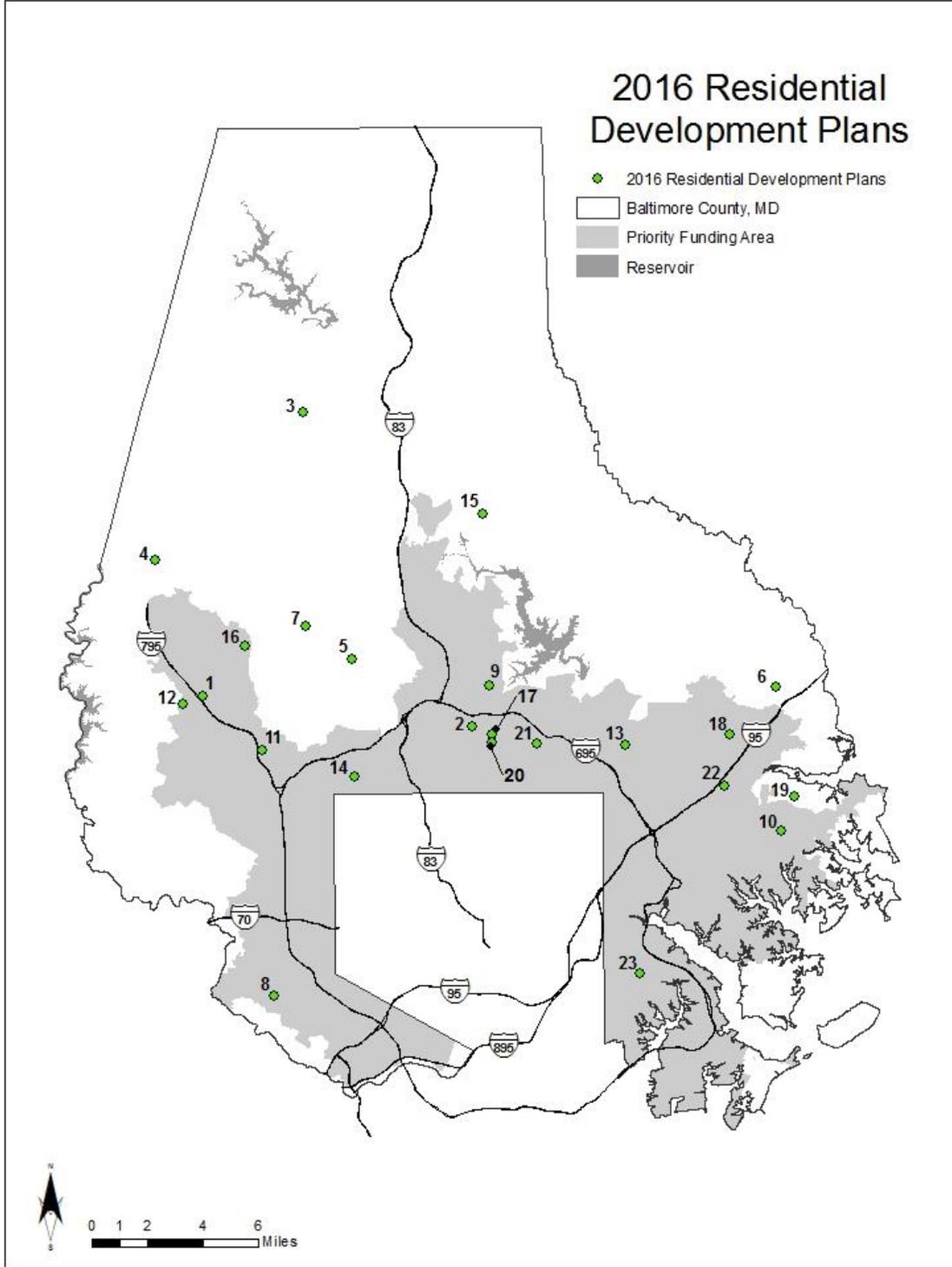
Project Track	Project Count	Unit Type				Total
		SFD	SFSD	SFA	MF	
Major Subdivision	6	96	0	0	177	273
Minor Subdivision	11	25	0	0	0	25
Limited Exemption	1	289	0	708	0	997
Planned Unit Development	5	0	0	58	1,128	1,186
Total Units by Type		410	0	766	1,305	2,481
Percent total units		16.53%	0.00%	30.87%	52.60%	

Source Baltimore County Government approved development plans 2016.

Percent total units = total units by type / total units

# 2016 Residential Development Plans

- ◆ 2016 Residential Development Plans
- Baltimore County, MD
- Priority Funding Area
- Reservoir



### Map Key for Approved Residential Plans, 2016

Key	Plan Name	SFD	SFSD	SFA	MF
1	Tollgate Overlook	23	0	0	0
2	640 Charles Street Ave	2	0	0	0
3	2407 Benson Mill Road	2	0	0	0
4	The Fertitta Property	1	0	0	0
5	Silber Residence	2	0	0	0
6	7531 Mount Vista LLC	3	0	0	0
7	Kopp Property	3	0	0	0
8	17 Maple Ave	3	0	0	0
9	The Preserve at Fallowsfields	16	0	0	0
10	Greenleigh at Crossroads – Residential	289	0	708	0
11	Myers & Orth Property	2	0	0	0
12	The Residences at Soldiers Delight PUD	0	0	0	312
13	Rupprecht Property	3	0	0	0
14	3200 Timberfield Lane	2	0	0	0
15	Stewart Property – 1 <sup>st</sup> Refined Plan	1	0	0	0
16	Associated Way	56	0	0	0
17	Flats at 703 (AKA, York Road Project)	0	0	0	105
18	Strawbridge Commons PUD	0	0	58	0
19	Sheckells Property	2	0	0	0
20	Towson Row PUD	0	0	0	374
21	Loch Raven Commons PUD	0	0	0	192
22	Paragon at Nottingham Ridge PUD	0	0	0	250
23	Merritt Station	0	0	0	72
<b>Grand Total</b>		<b>410</b>	<b>0</b>	<b>766</b>	<b>1305</b>

Source: Baltimore County Government, Approved Plans, 2016

In addition, 37 non-residential development plans – including 23 limited exemptions, eight major developments, and six planned unit developments (PUD) were approved in 2016 (Table 2, page 5) for retail, industrial, institutional, mixed-use, office, or other uses.

The limited exemption, major development, and PUD accounted for 17.26%, 29.41%, and 53.33% respectively of the total square feet of all non-residential uses. In terms of types of non-residential development, retail development was prevailing, representing 38.23% of the total square feet among all types combined.

All six PUDs are mixed use development. Towson Row and Paragon at Nottingham Ridge propose a large-scaled mixture of retail uses, offices, and a hotel. It is worthwhile mentioning that Towson Row PUD is a signature development in Downtown Towson, including over 100,000 square feet of retail/grocery/restaurant uses, 150,000 square feet of Class A office space,

250 luxury high-rise residential units, 300 exclusive high-rise student housing units and a hotel (Source: Greenberg Gibbons). In addition, Quarry Place PUD and 25 Main Street are mixed use, commercial development. The Quarry Place PUD plan proposed a grocery store in combination with some retail and restaurant uses. The 25 Main street PUD plan proposed the continued commercial use of a property, which contains commercial and residential zoning as well as an addition to a mixed-use building.

**Table 2. Square Footage of Non-Residential Uses in Approved Development Plans, 2016**

Project Track	Project Count	Square Feet by Use Type					Total	
		Retail	Industrial	Institutional	Mixed Use	Office		Other
Limited Exemption	23	301,039	0	151,004	34,595	9,626	3,288	499,552
Major Development	8	0	0	159,776	675,400	16,140	0	851,316
Planned Unit Development	6	805,562	0	0	22,546	476,400	239,198	1,543,706
Total square feet by use type		<b>1,106,601</b>	<b>0</b>	<b>310,780</b>	<b>732,541</b>	<b>502,166</b>	<b>242,486</b>	<b>2,894,574</b>
Percent total square feet		38.23%	0.00%	10.74%	25.31%	17.35%	8.38%	100.00%

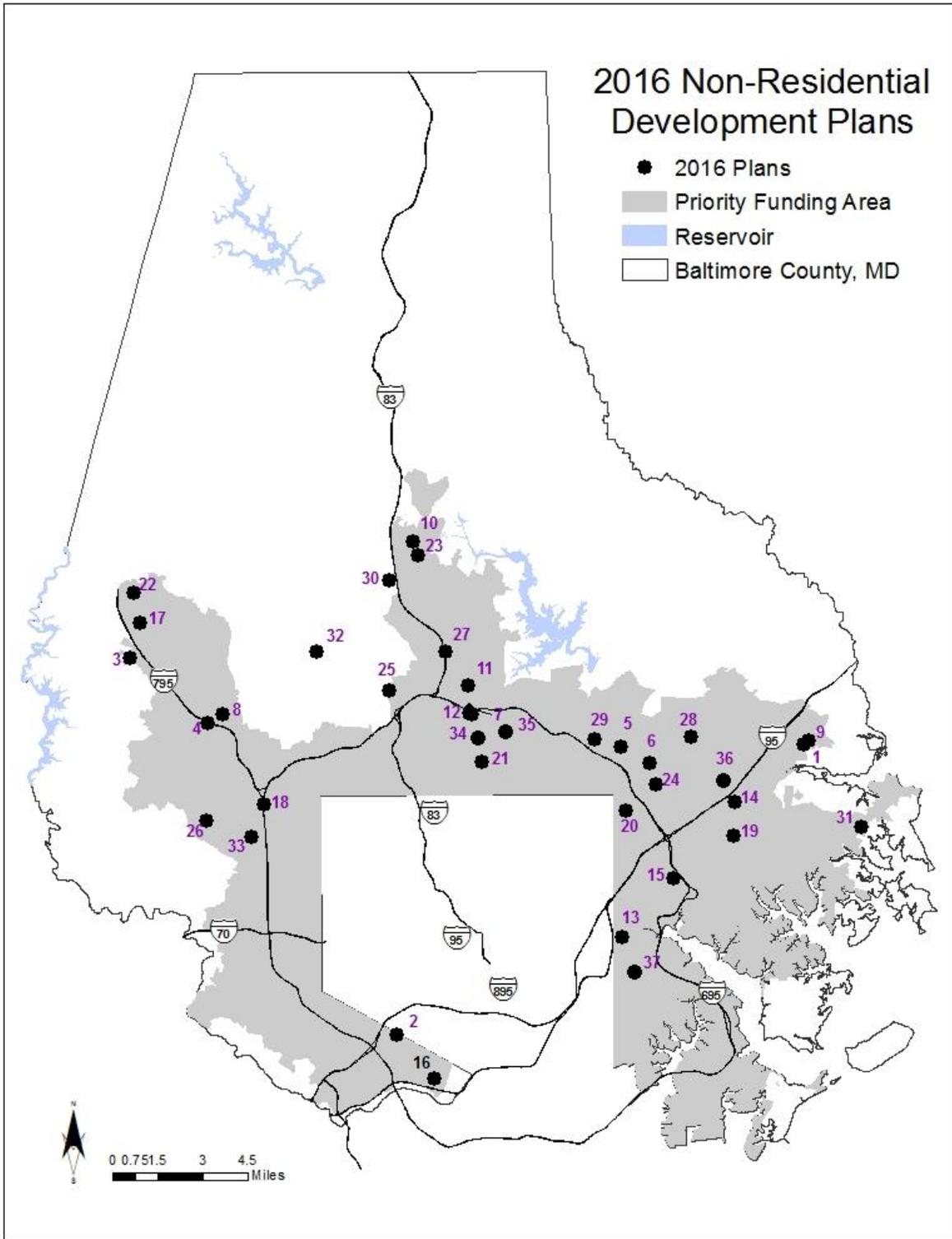
Source: Baltimore County Government, approved development plans, 2016.

Percent total square feet = total square feet by use type / total square feet.

"Other" is Dunfield Townhouses 1st Amendment proposing a community center.



*Towson Row, a mixed-use development will bring ultra-urban appeal to the heart of Towson, providing a downtown experience for residents, employees, and visitors in the core and vicinity (Rendering by Caves Valley Partners).*



### Map Key for Approved Non-Residential Plans, 2016

Key	Plan Name	Type	Square Feet	Plan Area (Acre)
1	BGE Training Facility White Marsh	Office	750	19.3
2	Autozone Store 6461	Commercial	7,382	0.86
3	Quarry Place PUD	Commercial	70,000	18.04
4	Metro Center at Owings Mills- 2nd Refinement	Mixed	260,000	47.57
5	CVS Pharmacy Store 4212	Commercial	13,281	2.46
6	Dunfield Townhouses- 1st Amendment	Other	3,288	19.93
7	BMW of Towson- 4th Refinement	Commercial	1,438	7.07
8	Foundry Row- 3rd Amendment	Mixed	415,400	49.49
9	Neff Rental	Commercial	11,400	5.66
10	McCormick World HQ- 3rd Refinement	Office	14,890	23.17
11	1620 York Road	Commercial	15,725	1.47
12	The Shops at Kenilworth- Refinement	Commercial	20,730	8.13
13	Quad Investments Property- 1st Refined Plan	Mixed	30,000	19.29
14	Nottingham Square (Lots 10,20,30)(White Marsh Bus Comm (Best Buy)	Commercial	633	40
15	Ercobro LLC- 2nd Refinement	Mixed	4,595	7.8
16	Family Dollar Store	Commercial	6,750	0.83
17	TLBT LLC Development Plan	Commercial	31,400	2.85
18	Talmudical Academy	Institution	82,255	11.6
19	Advance Auto Parts	Commercial	6,912	1.48
20	7536 Belair Road	Commercial	11,315	2.19
21	Saint Joseph Hospital- 8th refinement	Institution	1,100	30.1
22	25 Main Street	Mixed	22,546	7.75
23	Noxell Property- 7th, 8th Amendment Plan	Office	500	3.06
24	8121 Belair Road Nottingham Self Storage	Commercial	144,076	9
25	Johns Hopkins at Green Spring Station Pavilion 3	Institution	107,676	5.58
26	Northwest Hospital Center	Institution	55,099	1.99
27	Pall Corporation	Office	4,200	6.4
28	CVS Pharmacy Store 4274	Commercial	13,281	2.82
29	2100 East Joppa Road- 1st Refinement	Office	5,426	0.41
30	Hunt Valley Presbyterian Church	Institution	51,000	23.15
31	Nicely Property	Commercial	9,900	2.14
32	Church of the Resurrection	Institution	13,650	7.2
33	Autozone Store Development- Store 6403 Gwynn Oak	Commercial	6,816	0.89
34	Towson Row PUD	Mixed	511,150	5.934
35	Loch Raven Commons PUD	Mixed	25,084	9.78
36	Paragon at Nottingham Ridge PUD	Mixed	904,863	84.08
37	Meritt Station PUD	Retail	10,063	8.35
<b>Grand Total</b>			<b>2,894,574</b>	<b>497.82</b>

Source : Baltimore County Government, Approved Plans, 2016

## A-1-2. Occupancy and Razing Permits

*Occupancy permits.* Table 3 shows that in 2016, the number of units constructed for occupancy was 834. This figure was lower than that in 2015 (1,508). Table 3 also exhibits that all the residential units built in 2016 were single-family structures (SFA, SFD, or SFSD). The single family detached structures were predominant among all units, representing 57.79% of the total units in occupancy permits issued in 2016. The map on page 9 displays the spatial distribution of residential occupancy permits in the County.

**Table 3. New Residential Units in Occupancy Permits, 2016**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	336	40.29%
Single Family Detached (SFD)	482	57.79%
Single Family Semi-Detached (SFSD)	16	1.92%
<i>All single family units</i>	834	100.00%
Total Residential Units	834	

Source: Baltimore County Government occupancy permits 2016.  
Percent total units = units by type / total residential units (834)

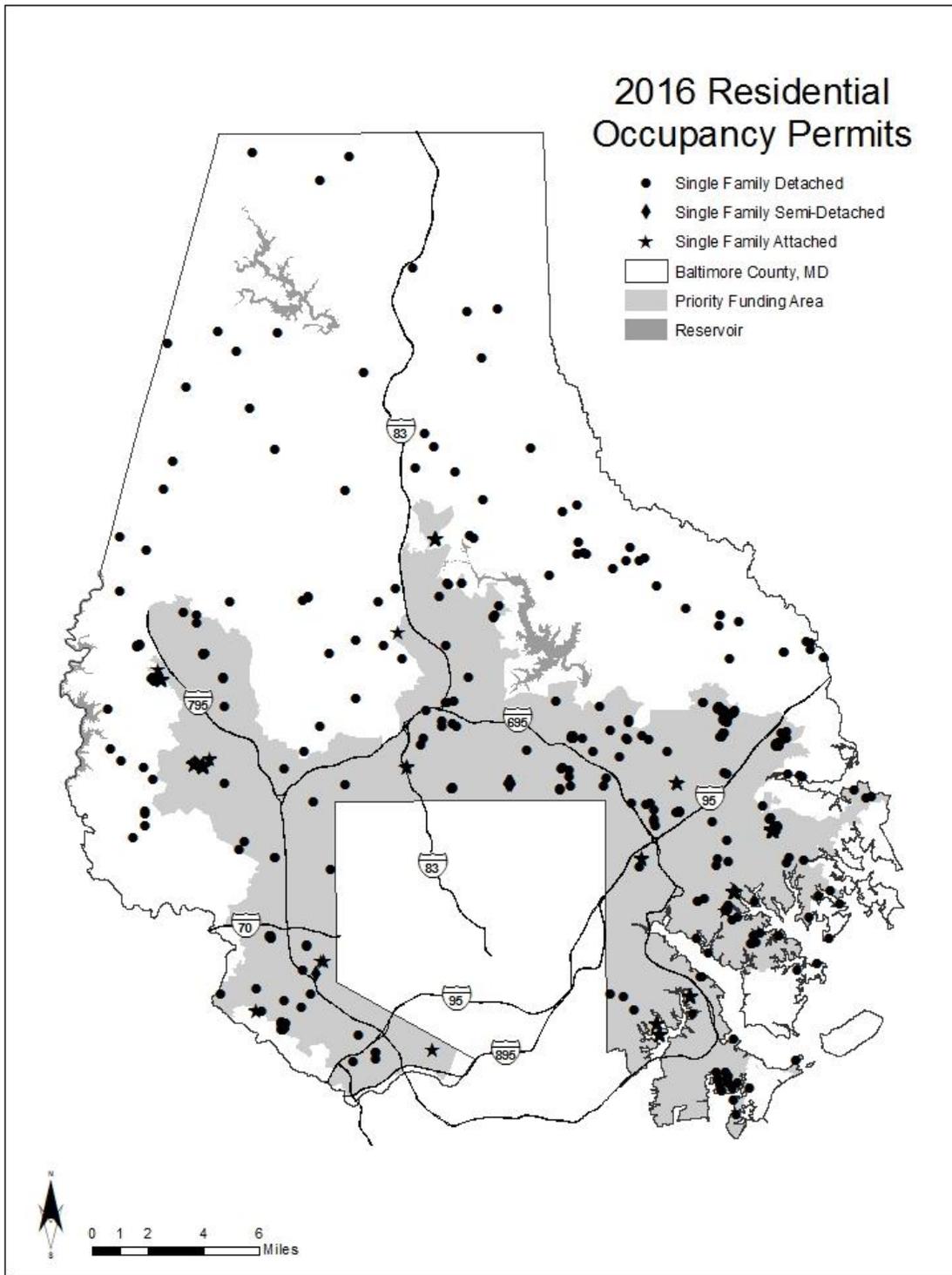


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*The Baltimore Business Journal, May 18, 2016: A rendering of Flats @ 703, a new seven-level apartment development coming to Towson (Rendering by Federal Realty Investment Trust).*

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## 2016 Residential Occupancy Permits



Occupancy permits for non-residential construction indicate that the square feet or percent share of retail development represents the largest use type among the non-residential buildings constructed in 2016 (Table 4). They are mostly in the designated growth areas and employment centers as shown on the map of 2016 Nonresidential Occupancy Permits on page 11. The square feet or percent share of mixed-use space ranked second, yet far lower than the retail use.

The significant construction of retail uses is attained for a continued growth of population, business establishments, or tourism in the County and proves that the County’s economy is service-oriented, which is also evident in the federal economic data.

**Table 4. Square Footage of Non-Residential Uses in Occupancy Permits, 2016**

Data Type	Use Type					Total
	Retail	Industrial	Mixed Use	Office	Institutional	Square Feet
Square Feet by Use Type	603,416	22,691	316,752	225,946	60,315	1,229,120
Percent total square feet	49.09%	1.85%	25.77%	18.38%	4.91%	100.00%

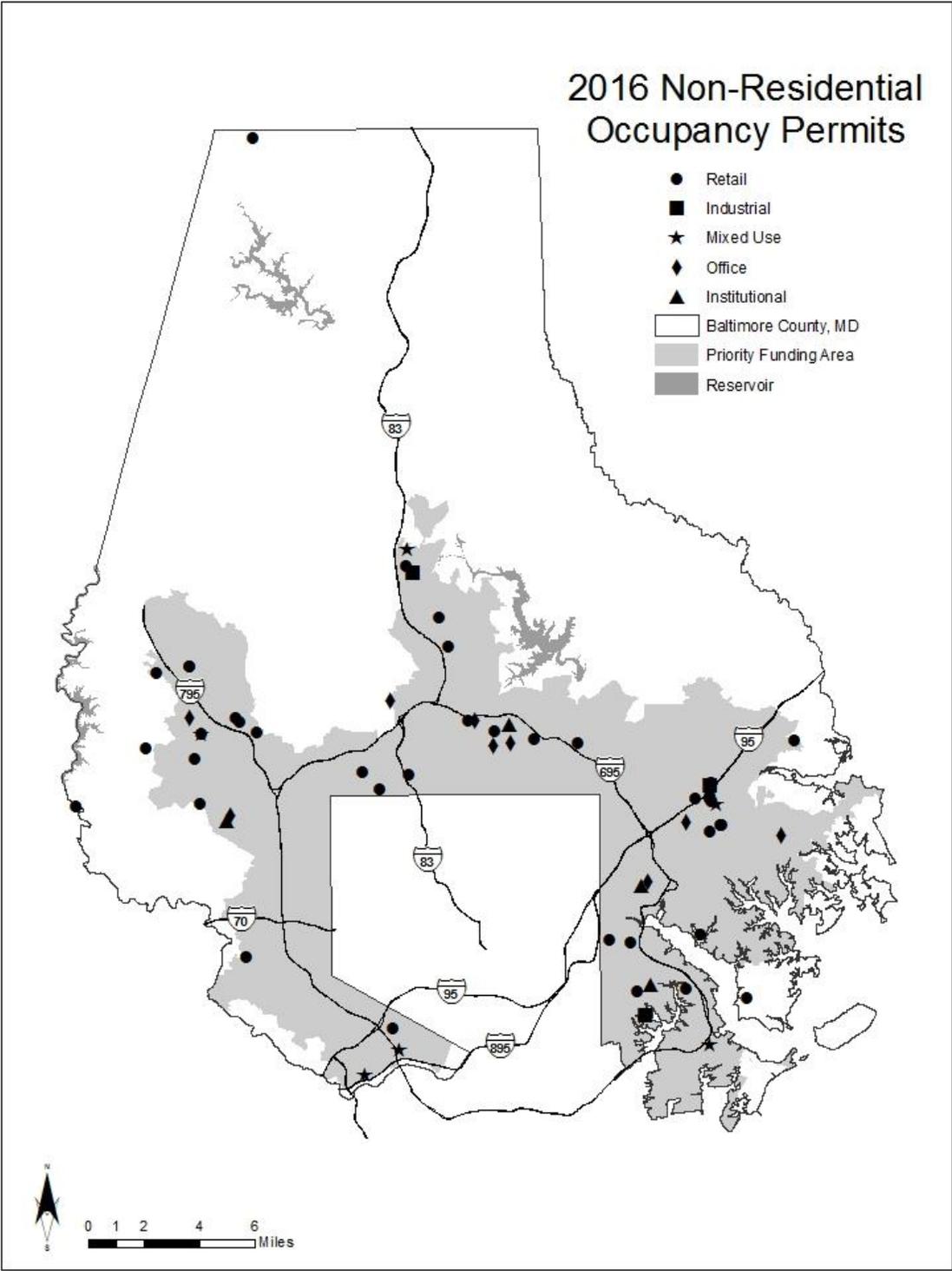
Source: Baltimore County Government, occupancy permits, 2016.

Percent Total Square Feet = square feet by use type / total square feet (1,229,120)



*The Baltimore Business Journal, March 11, 2016: An artist’s rendering of McCormick’s planned new headquarters at 10 Schilling in Hunt Valley. The 20-acre site will accommodate thousands of employees and a Verizon facility (Rendering by STUDIOS Architecture).*

# 2016 Non-Residential Occupancy Permits



*Razing permits.* There were 100 units in residential razing permits issued in Baltimore County in 2016 (Table 5). In comparison, 89 units were issued with razing permits in 2015. All the residential units issued with razing permits in 2016 were single family detached structures. As in 2013, 2014, and 2015, there were no razing permits issued for multi-family structures. The map of 2016 Residential Razing Permits (page 13) portrays the geographic distribution of razing permits throughout the county.

**Table 5. Residential Units in Razing Permits, 2016**

Housing Unit Type	Units by Type	Percent Total Units
Multi-Family (MF)	0	0.00%
Single Family Attached (SFA)	0	0.00%
Single Family Detached (SFD)	-100	100.00%
Single Family Semi- Detached (SFSD)	0	0.00%
Total Residential Units	-100	

Source: Baltimore County Government, razing permits, 2016

Percent total units = units by type / total residential units (-100)

Table 6 displays that the non-residential razing permits were issued largely for retail uses in terms of square footage, accounting for 86.87% of the total. The razing permits for industrial uses were issued for demolishing main structures and sheds. The razing permits for office uses were for demolishing commercial office buildings and associated garage/storage buildings. The razing permits for institutional uses were issued for the partial demolition of a retirement community's clubhouse, the removal of a single-family dwelling on a church property, and the demolition of a fire-damaged church. The map of 2016 Non-residential Razing Permits (page 14) illustrates where those non-residential razing permits were located in the county.

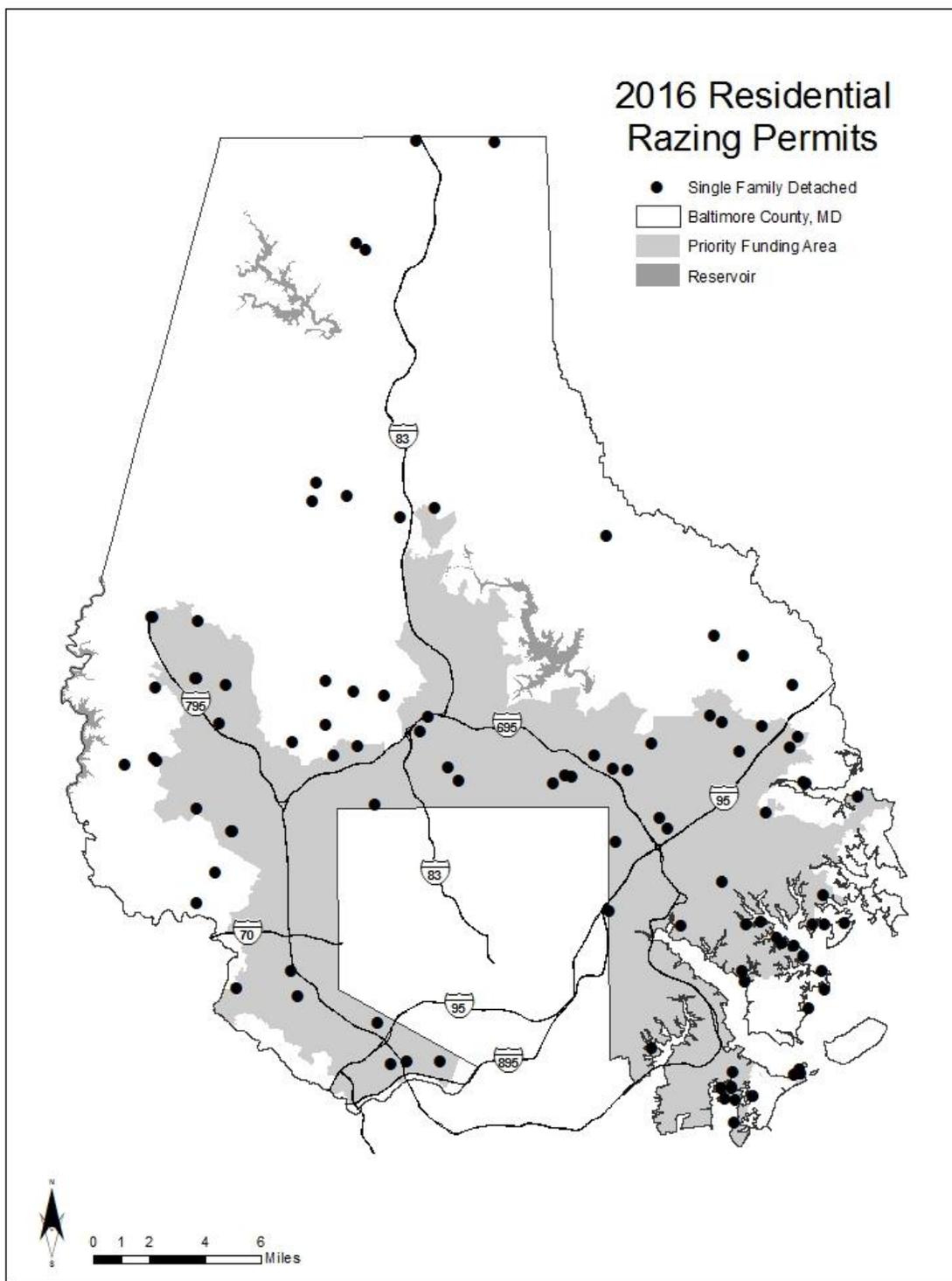
**Table 6. Square Footage of Non-Residential Uses in Razing Permits, 2016**

Data Type	Use Type				Total
	Retail	Industrial	Office	Institutional	
Square Feet by Use Type	641,028	65,100	23,386	8,417	737,931
<i>Percent total square feet</i>	<i>86.87%</i>	<i>8.82%</i>	<i>3.17%</i>	<i>1.14%</i>	<i>100.00%</i>

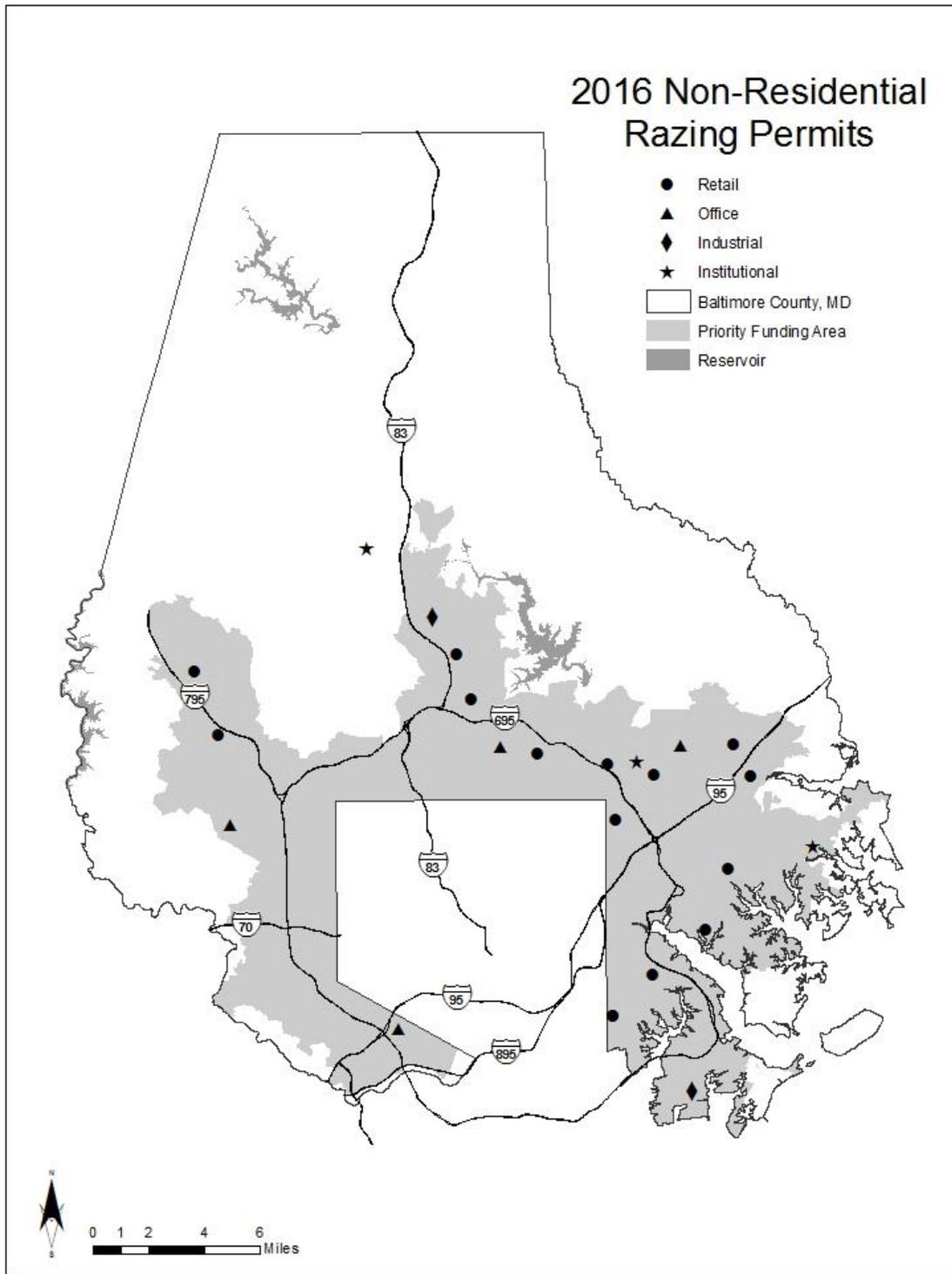
Source: Baltimore County Government, razing permits, 2016.

Percent total square feet = square feet by use type / total square feet (737,931)

## 2016 Residential Razing Permits



## 2016 Non-Residential Razing Permits



### A-1-3. Zoning Map Changes

*CZMP 2016.* Per the *Baltimore County Code*, the County Council adopted the 2016 Comprehensive Zoning Map Process (CZMP) on August 30, 2016 ([County Council Bills 54-16 through 60-16](#)). The new zoning map took effect on September 1, 2016. The County Council has the sole legislative authority to determine the zoning classification, regulating a private property to protect the public health, safety or general welfare.

There were 515 issues in CZMP 2016. A total of 11,991 acres constituted zoning changes in CZMP 2016, accounting for 3.79% of the total land area of around 389,400 acres. Furthermore, some issues assessed by the County Council retained the same zoning classifications. Hence, a notably large amount of the County’s land remained unchanged with regard to zoning classifications. The percent share of the land area in each type of zoning has changed insignificantly from the previous CZMP 2012 to CZMP 2016, as shown in the chart below.

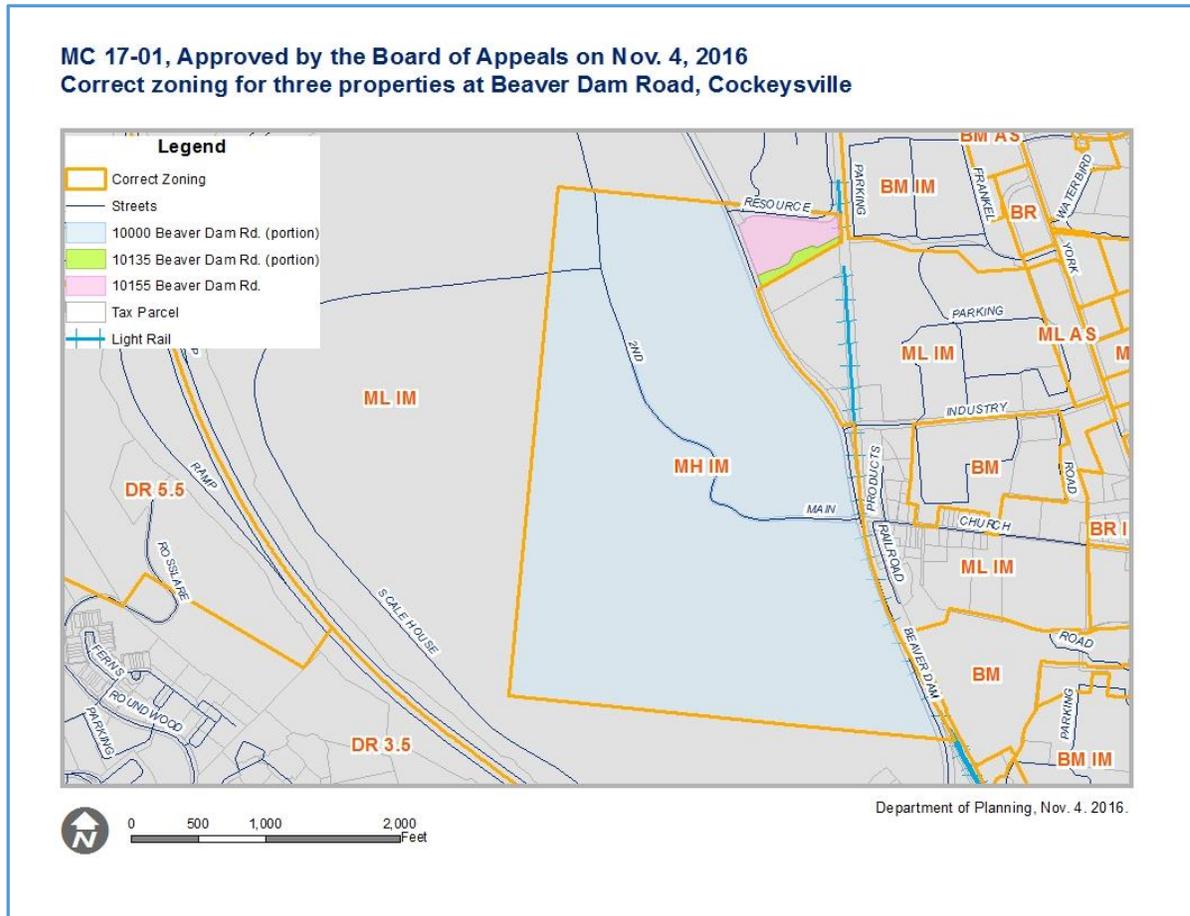
Type of Zone	2012 Acreage	% Total County Acres	2016 Acreage	% Total County Acres	Change (2012-2016)	
					Absolute	Percent
Business	9,539.98	2.45%	9,835.58	2.53%	295.60	3.10%
Manufacturing	20,981.17	5.39%	20,693.94	5.31%	-287.24	-1.37%
Office	2,866.96	0.74%	2,822.55	0.72%	-44.41	-1.55%
Residential	94,968.85	24.39%	94,851.76	24.36%	-117.09	-0.12%
Rural	261,060.59	67.04%	261,213.73	67.08%	153.14	0.06%
<b>Total</b>	<b>389,417.55</b>	<b>-</b>	<b>389,417.55</b>	<b>-</b>	<b>-</b>	<b>-</b>

The County has been consistent to achieving its growth management goals outlined in *Master Plan 2020*. During CZMP 2016, there was no adjustment to the PFA (or the County’s URDL). Also, among all 515 issues, 80.19% were inside the PFA, amounting to approximately 9,592 acres or 79.99% of the land area in CZMP 2016. Additionally, there was an increase in land areas in rural zones in CZMP 2016, where 54.79% of the change occurred inside the PFA.

The reduction in acreages in land zoned for manufacturing was a result of the change to business classifications. Some other land in manufacturing zones was reclassified into density residential zones. The decrease in residentially zoned land was largely rezoning to rural classifications; there was a smaller number of areas reclassified from density residential to business zones. An expansion in business zoned land may help ensure that retailers and local serving businesses are central to the County’s quality of life and play a vital role in the main street or mixed use settings. Business jobs ranging from national retailers to local, family-owned enterprises provide goods and services for people who live, work, or tour in the County. They also offer employment opportunities for County residents (*Master Plan 2020*, p. 133-135).

By and large, as stated in *Master Plan 2020*, “a fiscally strong jurisdiction must maintain a healthy balance between residential and non-residential land uses.” A vibrant, “balanced economy is needed to provide a healthy place to live, work, and play” and is important to support quality of life of the County’s residents.

*Map Correction.* On November 4, 2016, the Baltimore County Board of Appeals approved a zoning map correction case MC 17-01 to correct a technical error on the zoning for 10000, 10135, and 10155 Beaver Dam Road in Cockeysville. Pursuant to Section 32-3-233 of the Baltimore County Code, this zoning map correction approval reclassified those three properties collectively from MH (manufacturing heavy) to MH-IM (manufacturing heavy-industrial major) in order to reflect the legislative intent of the County Council.



#### A-1-4. Legislative Text Amendments

In 2016, the Baltimore County Council adopted legislative bills or resolutions with regard to the County’s development, which are consistent with the county’s *Master Plan 2020*. Those adopted legislative bills and resolutions are summarized as the follows:

### Adopted Legislative Bills, 2016

Bill No.	Council Member	Bill Summary
No. 3-16	Marks	FOR the purpose of revising the front, rear, and side yard setback requirements, building height requirements for certain buildings, etc. in the C.T. District of Towson.
No. 8-16	Bevins	FOR the purpose of amending the setback requirement for certain agricultural structures; and generally relating to the setback requirement for certain agricultural buildings.
No. 14-16	Almond	FOR the purpose of amending the 2015-2016 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund, about the Gifts and Grants Special Revenue Fund Community Legacy – Winters Lane.
No. 15-16	Almond	FOR the purpose of amending the 2015-2016 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds made available to the County.
No. 17-16	Kach	FOR the purpose of prohibiting certain gaming activities on land with a Mercantile Exposition Overlay District designation.
No. 18-16	All Council Members	FOR the purpose of repealing the Basic Services maps and adopting new Basic Services maps.
No. 21-16	Kach	FOR the purpose of providing for a certain retail use in the R-O (Residential – Office) Zone by special exception; and generally relating to uses in the R-O (Residential – Office) Zone.
No. 22-16	Almond	FOR the purpose of providing funds for the purchase of land, development rights, pursuant to the Maryland Agricultural Land Preservation Program and the purchase of development rights authorized in the Local Government Article of the Annotated Code of Maryland.
No. 28-16	Almond	FOR the purpose of authorizing the borrowing power for parks, preservation and greenways projects; such borrowing shall be submitted to a referendum of the registered voters of their approval.
No. 29-16	Almond	FOR the purpose of authorizing the borrowing for land preservation; such borrowing shall be submitted to a referendum of the registered voters of Baltimore County for approval.
No. 39-16	Almond	FOR the purpose of adding a new landmark to the Final Historical Landmarks List; and generally relating to the Baltimore County Historical Landmarks List.
No. 40-16	Marks	FOR the purpose of providing an additional factor to criteria for evaluating the need for restricted parking in a residentially zoned area.
No. 49-16	Marks	FOR the purpose of establishing the Downtown Towson District.
No. 52-16	Quirk, Almond, Jones, & Bevins	FOR the purpose of increasing the penalties applicable to the unlawful parking of certain commercial vehicles in residential zones.
No. 53-16	Almond	FOR the purpose amending the existing Special Regulations for certain B.M. lots in certain C.C.C. Districts.
No. 54-16 to 60-16	All Council members	An adoption of official zoning maps for the 1st through 7th councilmanic district via CZMP 2016.
No. 67-16	Quirk	FOR the purpose of providing an exclusion to the transit adjustment authorized for the number of parking spaces required for certain developments in a C. T. District.
No. 69-16	Jones	FOR the purpose of amending the Zoning Regulations to except certain uses from the general prohibition against sharing of yard space and minimum area; and providing for the application of the Act.
No. 70-16	Marks & Quirk	FOR the purpose of providing that an acceptable community benefit for a planned unit development is a capital improvement benefit provided to property leased by NeighborSpace of Baltimore County, Inc. for use by community residents; and generally relating to planned unit developments.
No. 73-16	Almond & Marks	FOR the purpose of repealing the requirements for the provision of local open space and the authorization to pay a fee in lieu of providing such open space, and enacting new requirements, etc.
No. 76-16	Marks	FOR the purpose of permitting a riding stable to be located in an R.C. 5 Zone as a matter of right under certain conditions; permitting the use by special exception under other conditions.
No. 83-16	Almond	FOR the purpose of a correcting a certain requirement in the location of open space, as added by Bill 73-16, calling for a cost estimate for an amenity at the Development Plan submission.
No. 86-16	Marks	FOR the purpose of revising certain requirements and design guidelines for the Downtown Towson District.
No. 87-16	Marks, Quirk, Almond & Jones	FOR the purpose of amending the definition of a convenience store by increasing the permitted gross floor area; permitting a fuel service station within a certain residentially-zoned property, etc.
No. 88-16	Marks	FOR the purpose of amending the uses permitted under certain circumstances in the D.R. Zones. Specifically pertains to the use of Snowball Stands in existence for at least 25 years in the D.R. Zones.
No. 97-16	Quirk, Kach, Marks, Bevins, & Almond	FOR the purpose of permitting the manufacturing, service or sale of vehicles for people with disabilities in the M.L. Zone as a matter of right.

Source: Baltimore County Council.

### Adopted Resolutions, 2016

Resolution No.	Council Member	Resolution Summary
No. 6-16	Bevins	To amend the Baltimore County Water Supply and Sewerage Plan, recommended by the Planning Board.
No. 44-16	Almond	To approve the County's contribution toward the purchase of certain development rights easements on property in accordance with Title 2, Subtitle 5, Agriculture Article, Annotated Code of Maryland, and Article 24 Land Preservation, Baltimore County Code.
No. 45-16	All Council Members	A request for the Planning Board and the Department of Public Works to review and update the County's Neighborhood Traffic Management Program, specifically neighborhoods in close proximity to the URDL.
No. 50-16	Marks	For the purpose of expanding the Loch Raven Commercial Revitalization District.
No. 51-16	Jones	To approve the review of a proposed planned unit development, Red Run Reserve, allowing 86 single-family detached homes.
No. 57-16	Almond	To rank five Rural Legacy Area Plan applications submitted to the Maryland Department of Natural Resources for consideration and approval by the Maryland Rural Legacy Board for funding for FY 2017.
No. 67-16	Crandell & Almond	For the purpose of creating the Merritt-Sollers Point Commercial Revitalization District.
No. 70-16	Almond	To approve the extension of the Metropolitan District Boundaries to include 27.79 acres of land on the east side of Berrymans Lane, providing public water and sewer services.
No. 80-16	Marks	To approve the review of a proposed planned unit development, The Villages at White Marsh, allowing a combination of single family detached, townhomes and condominium/apartments up to 844 units total.
No. 84-16	Almond	To approve a loan to the "Future Owner" to assist in the financing of the acquisition of certain real property in Turner Station and renovation thereon of a 118-unit rental housing project for low and moderate income households.
No. 87-16	Marks	To amend certain Local Open Space Waiver fees.
No. 108-16	Almond	To approve the assumption of a loan by the "Future Owner" to assist in the financing of the acquisition and renovation of an affordable rental housing development with 153 apartment units.
No. 110-16	Almond	To approve certain applications for sale of development rights easements on property located on farms per Agriculture Article, Section 2-509 of the Annotated Code of Maryland.
No. 113-16	Marks	To approve the review of a proposed planned unit development, Towson Station, allowing an upscale commercial center containing a fuel service station with no more than 12 fuel service spaces, retail/restaurant uses and a convenience store/carry out restaurant.
No. 122-16	Almond	To approve the assumption of a loan by the "Future Owner" to assist in the financing of the acquisition and renovation of a 70-unit affordable rental housing development, Aigburth Vale in Towson.
No. 124-16	Quirk & Jones	To request the Planning Board developing a strategy to assist Baltimore County communities for the possibility of creating Community Development Corporations.
No. 126-16	Quirk	To support an application to the state for a Regional Institution Strategic Enterprise (RISE) Zone designated to the University of Maryland Extension in Baltimore County.
No. 139-16	Almond	To approve the review of a proposed planned unit development, Victoria Crossing, allowing 26 semi-detached units and rehabilitation and preservation of an existing historic single family detached dwelling.

Source: Baltimore County Council.

#### A-1-5. Comprehensive Plan or Plan Elements

*Amendment to Growth Tiers.* On October 26, 2016, Baltimore County amended the Growth Tier map. The County has implemented the requirement of the Act through its Growth Tier Map according to those amendments. The Growth Tiers, developed as a requirement of the *Maryland Sustainable Growth and Agricultural Preservation Act of 2012*, establishes growth tier designations for every residential property. In December 2012, Director of Planning administratively adopted the official Baltimore County Growth Tier Map.

*Water and Sewerage Master Plan Update.* Baltimore County's Urban Rural Demarcation Line (URDL) has been an effective growth management tool for more than 40 years. The URDL, Metropolitan District Line, and zoning classifications or districts are the primary mechanisms for evaluating water and sewer designation changes in Baltimore County.

In April 2016, the Maryland Department of the Environment (MDE) completed the review of the Cycle 33 (year 2015) Amendment to the *2011 Baltimore County Water Supply and Sewerage Plan*. During MDE review of the referenced Amendment, the Maryland Department of Planning advised MDE that the four amendments be consistent with the county’s *Master Plan 2020*. MDE granted the approval to Issue 15-01 (Lauenstein Property) in Growth Tier IIa by Muddy Gut of Back River from “No Planned Community or Multi-Use Service” to “Capital Service Area” for the DR 3.5 portion of the subject property. MDE also approved Issues 15-04, 15-05, and 15-06 that all are located in Growth Tier II off South Rolling Road from “Areas for Future Consideration” to “Capital Facilities Area” for sewer service. Issue 15-02 is outside of the URDL and Metropolitan District Boundary and thus, the amendment to water/sewerage designations was not granted by state agencies. The petitioner of Issue 15-03 withdrew from the petition in 2015.

#### A-1-6. School Facilities

Since 2011, the Baltimore County Government has invested \$1.3 billion on school construction or renovation. It’s the most ambitious school improvement initiative in the history of Maryland in such a short period of time. With those funds, the County is building 15 new schools and 11 additions to eliminate current elementary school overcrowding conditions while modernizing schools. The funds for this reporting period are exhibited on the next page.



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*Pikesville High School in the northwestern part of Baltimore County is one of schools funded for new seats, which was completed in August 2016.*

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**Schools for Our Future Program  
2011 - 2021**

Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Catonsville ES (Bloomsbury)	700	295	FY15/16	Aug-16
SW	Relay ES	700	285	FY15/16	AUG 2017
SW	Westowne ES	700	220	FY15/16	AUG 2016
SW	Lansdowne ES	735	422	FY16/18	AUG 2018
SW	Chadwick ES	700	292	FY20	TBD
NW	Lyons Mill ES	681	681	FY13/14	AUG 2015
NW	Summit Park ES	700	364	FY20	TBD
NW	Bedford ES	700	391	FY20	TBD
C	Mays Chapel ES	715	715	FY12	AUG 2014
NE	Victory Villa ES	735	409	FY16/18	AUG 2018
NE	Joppa Road Site	700	700	FY16/18	AUG 2018
NE	Ridge Road Site	700	700	FY20	TBD
SE	Berkshire ES	500	72	FY19	TBD
SE	Colgate ES	500	181	FY20	TBD
SE	Dundalk ES	700	110	FY18	TBD
<b>Subtotal</b>		<b>10,166</b>	<b>5,837</b>		

Area	School	Seats Construct	Net New Seats	County FY Funding	Estimated Completion
SW	Westchester ES	206	206	FY15/16	AUG 2016
NW	Scotts Branch ES	189	189	FY20	TBD
NW	Fort Garrison ES	269	269	FY20	TBD
NW	Deer Park ES	249	249	FY20	TBD
NW	Pikesville HS	13	13	FY14/15/16	AUG 2016
C	Sparks ES	194	194	FY14	AUG 2015
C	Stoneleigh ES	200	200	FY12/13	AUG 2013
C	Hampton ES	200	200	FY12	AUG 2013
C	Hereford HS	234	234	FY12/13	AUG 2015
C	Padonia International ES	155	155	FY15	AUG 2017
NE	Red House Run ES	214	214	FY20	TBD
<b>Subtotal</b>		<b>2,123</b>	<b>2,123</b>		

Source: Baltimore County Government for the APFO School Report for the 2015-2016 school year.

## A-1-7. Transportation Facilities

In 2016, 39 road projects were constructed or extended, totaling 7 miles in length. Among those projects, 34 (or 6.39 miles) were constructed within the PFA, accounting for 97.32% of the total. The limited amount of roads constructed in the rural area of the County (in the Randallstown area) does not have a significant impact on the county's development patterns.

No.	Type	Road Name	From	To	Mile		
					Total	In PFA	Out PFA
1	NEW	NORMAN CREEK CT	BACK RIVER NECK RD	BACK RIVER NECK RD	0.06	0.06	0
2	NEW	THERESA LA	MYRTLE AV	MYRTLE AV	0.06	0.06	0
3	NEW	JULIA FLOWERS CT	SYLVAN DELL RD	SYLVAN DELL RD	0.12	0	0.12
4	EXTENSION	PERSIMMON TREE CT	SLALOM RUN DR	SLALOM RUN DR	0.11	0.08	0.03
5	ADDITION	MIGAN RD	MEEKINS AV	MEEKINS AV	0.02	0	0.02
6	NEW	MARDELLA RIDGE CT	MIGAN RD	MIGAN RD	0.28	0	0.28
7	NEW	KIWI CT	WINANDS RD	WINANDS RD	0.08	0.08	0
8	NEW	IRONWOOD CT	CO4460 TRUMPS MILL RD	IRONWOOD CT	0.28	0.28	0
9	EXTENSION	INWOOD AV	ASHTON VALLEY WA	ASHTON VALLEY WA	0.42	0.42	0
10	NEW	REIDEL RD	CHAPEL RD	STOSS RD	0.16	0.16	0
11	NEW	STOSS RD	CROSS RD	CROSS RD	0.14	0.14	0
12	NEW	PENSEL RD	STOSS RD	STOSS RD	0.11	0.11	0
13	EXTENSION	PRESGRAVES RD	CHESNUT HILL LA W.	ALVIE LA	0.12	0.12	0
14	NEW	ALVIE LA	PRESGRAVES RD	PRESGRAVES RD	0.05	0.05	0
15	NEW	BALD EAGLE CT	WINANDS RD	WINANDS RD	0.18	0.18	0
16	EXTENSION	WINDMILL RD	DUTCH MILL RD	BALD EAGLE CT	0.02	0.02	0
17	EXTENSION	BROADVIEW RD	SMITH AV	SWEET MEADOW RD	0.1	0.1	0
18	NEW	EVANSTON RD	BROADVIEW RD	BLACKBERRY RD	0.24	0.24	0
19	NEW	SWEET MEADOW RD	EVANSTON RD	SWEET MEADOW RD	0.51	0.51	0
20	NEW	WINTERWOOD RD	SWEET MEADOW RD	PEBBLE BROOKE RD	0.18	0.18	0
21	NEW	BLACKBERRY RD	EVANSTON RD	SWEET MEADOW RD	0.24	0.24	0
22	NEW	MILBURN RD	SWEET MEADOW RD	SWEET MEADOW RD	0.05	0.05	0
23	EXTENSION	PEBBLE BROOKE RD	SMITH AV	SWEET MEADOW RD	0.17	0.17	0
24	NEW	TUCKER CR	HOLLINS FERRY RD	HOLLINS FERRY RD	0.2	0.2	0
25	NEW	DREWSTER CT	TUCKER CR	TUCKER CR	0.07	0.07	0
26	NEW	OWL BRANCH LA	DAIRY RD	DAIRY RD	0.16	0	0.16
27	NEW	HARBRENT WAY	WINANDS RD	WINDMILL RD	0.08	0.08	0
28	NEW	FRANCES PL	CALVERTON ST	CALVERTON ST	0.13	0.13	0
29	EXTENSION	OWINGS MILLS BLVD	WINANDS RD	LIBERTY RD	0.82	0.82	0
30	NEW	GAMBRILL CIR	CO4168 VINCENT FARM LA	GAMBRILL CIR	0.32	0.32	0
31	EXTENSION	WINDLASS RUN RD	NEW BRIDGE RD	WINDLASS RUN RD	0.38	0.38	0
32	NEW	BARNSIDE CT	CROSS BROOK DR	STOSS RD	0.14	0.14	0
33	NEW	MORNING GLORY LA	CO4967 BACK RIVER NECK RD	CO4886 WRIGHTS LA	0.28	0.28	0
34	NEW	ST. STEPHENS LA	CO4758 OLD EASTERN AVE	EVERGREEN WAY	0.09	0.09	0
35	NEW	RENAISSANCE DR	ST. STEPHENS LA	CROSSPARK DR	0.16	0.16	0
36	NEW	ARBOR DR	RENAISSANCE DR	RENAISSANCE DR	0.09	0.09	0
37	NEW	EVERGREEN WA	BACK RIVER NECK RD	ARBOR DR	0.18	0.18	0
38	NEW	CASE RD	LYNCH RD	LYNCH RD	0.14	0.14	0
39	NEW	OLD JOPPA RD	HARFORD RD	HARFORD RD	0.06	0.06	0
<b>Sum</b>					<b>7.00</b>	<b>6.39</b>	<b>0.61</b>

Source: Baltimore County Department of Public Works, March 2017.

## A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether or not the development in 2016 is consistent with:

- Each other regarding development patterns
- The recommendations of the last annual report
- The adopted plans of the local jurisdiction
- The adopted plans of all adjoining local jurisdictions
- The adopted plans of state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the local jurisdiction's plan

Development patterns, public facilities improvement, and legislative amendments in Baltimore County in 2016 continued to prove the county's commitment and success in the direction and processes regarding planning and growth management.

As indicated previously, the new residential and non-residential development, public facilities improvement, and new legislation and resolutions all compellingly prove that Baltimore County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the PFA and preserve resources outside the PFA.

Baltimore County is steadfast, on the foundation of success in previous decades, to continuing its effective collaboration with the state agencies, Baltimore Metropolitan Council, neighboring jurisdictions, and all other stakeholders for a sustainable future.

### A-3. Process Improvements

Baltimore County continues to implement the policies and actions of *Master Plan 2020* that will improve the development process and planning activities. The growth tier amendments, water and sewerage master plan revisions, zoning map reclassification, investment in public school facilities, and road improvements within the PFA, have all demonstrated the County's devotion to enhance the planning and development process for the betterment of its citizens and residents.

### A-4. Ordinances or Regulations

In 2016, adoption of rezoning classifications, legislative bills, and resolutions relevant to land development was consistent to the planning visions of the state Land Use Article. Baltimore County will continue to ensure that future amendments to the legislation or regulations as effective mechanism for the master plan implementation shall be in concert with the state's planning goals and objectives. In 2016, the legislative changes as indicated in Section A-1-3 and A-1-4 fundamentally demonstrated that zoning designations and regulations were coherent with *Master Plan 2020*.

## Section B. Adequate Public Facilities

### B-1. Adequate Public Facilities Ordinance for Schools

Per requirements of the Sections 1-207 and 1-208 of the Land Use Article in the *Annotated Code of Maryland*, in an even year, local jurisdictions shall include the *Adequate Public Facilities Ordinance for Schools Report* in the *Annual Report on Growth*.

### B-2. Water, Sewerage, and Transportation Capacity

In accordance with Subsection 4A01.3.E of the Baltimore County Zoning Regulations, annual updates to maps of areas within Baltimore County that are deficient with respect to Public Water Service, Public Sewer Service and Transportation are required. Building permits may be withheld or deferred in areas designated as deficient on these maps.

On May 2, 2016, Bill 18-16 was signed and enacted by the Baltimore County Council, adopting the revised maps. The following maps are hereby adopted and identified as follows and displayed on following three pages:

- 2016 Basic Services Sewerage Map;
- 2016 Basic Services Water Supply Map; and
- 2016 Basic Services Transportation Map

#### B-2-1. Water and Sewerage

*Water Services.* The Department of Public Works indicated that there were no deficiencies in public water status known to exist in 2016.

*Sewerage Services.* The Department has monitored and closed Sanitary Sewer Overflows (SSO) #103 (Montbel Avenue). The area of concern upstream of SSO #103 has been removed from the Basic Services Map.

All of the remaining sewer relief point locations are being metered. The Department of Public Works has completed several rehabilitation projects and has been performing post-monitoring to determine the projects' effectiveness. In addition, the Department has had projects in construction and design that would eventually eliminate the areas of concern. This, however, does not mean that those areas have unlimited development potential. All developments are evaluated hydraulically on a case-by-case basis and determinations have been made to see if the development will need downstream supplementation.

## B-2-2. Transportation

The Department of Public Works recommends the following changes to the Transportation Map for 2016, based on the studies of all signalized intersections (LOS: Level of Service):

- Additions:
  - Belair Road (Route 1)/Rossville Boulevard, LOS D from C
  - Pulaski Highway (Route 40)/Rossville Boulevard, LOS D from C

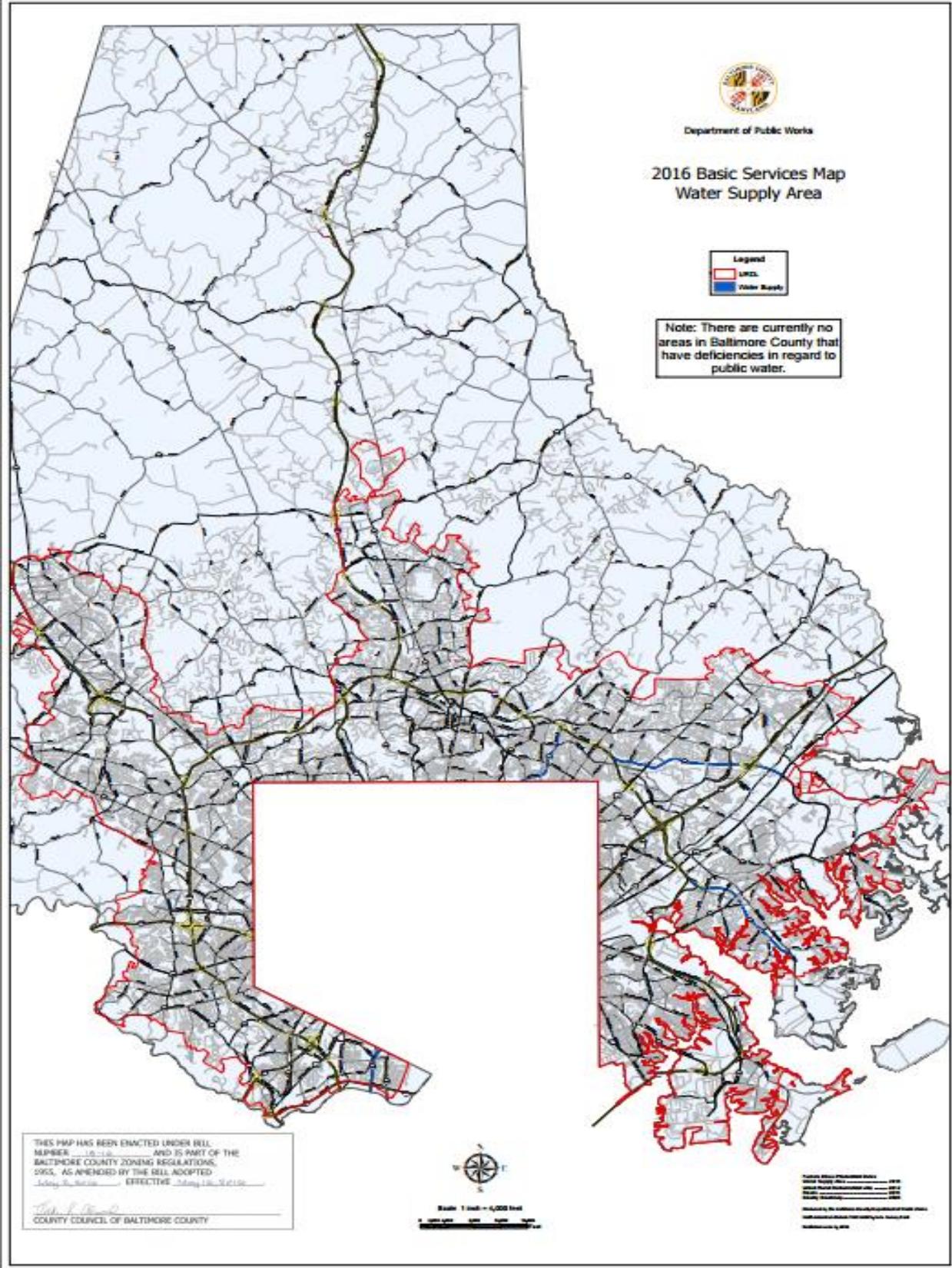
Even with timing adjustment from the State Highway Administration, the LOS was not able to be improved. Due to increasing traffic in the areas, capacity of these intersections is being pressed during certain times of the day for a significant duration.

- Changes:
  - Goucher Boulevard/Putty Hill Avenue, LOS D to E
  - Joppa Road/Perring Parkway (Route 41), LOS D to F
  - Pulaski Highway (Route 40)/66<sup>th</sup> Street, LOS F to D

For the first two changes, the timing was analyzed and determined that the current timing best serves the intersection. The State Highway Administration is aware of the increased congestion at Joppa Road/Perring Parkway and is looking into modifying timing along the Joppa Road corridor. However, the Department would expect any improvement to be limited. For the LOS upgrading at the Pulaski Highway/66<sup>th</sup> Street intersection, the Department attributes it to signal timings improvement by the State Highway Administration.

The 2016 Basic Services Transportation Map identifies the E and F level intersections throughout the county, which also reflects the above additions or changes:

Baltimore Nat'l Pike (US 40)/ Rolling Rd N	LOS = F
Bloomsbury Ave / Frederick Rd (MD 144) / Ingleside Ave	LOS = F
Burke Ave / Burke Ave W / York Rd (MD 45)	LOS = F
Falls Rd (MD 25) / Seminary Ave W (MD 131)	LOS = F
Falls Rd (MD 25) / Joppa Rd W	LOS = F
Falls Rd (MD 25) / Greenspring Valley Rd (MD 130)	LOS = F
Joppa Rd / Loch Raven Blvd (MD 542)	LOS = F
Perring Pkwy (MD 41) / Putty Hill Ave	LOS = F
Ebenezer Rd / Pulaski Hwy (US 40)	LOS = E
Goucher Blvd / Putty Hill Ave	LOS = E
Joppa Rd E / Perring Pkwy (MD 41)	LOS = E







Department of Public Works

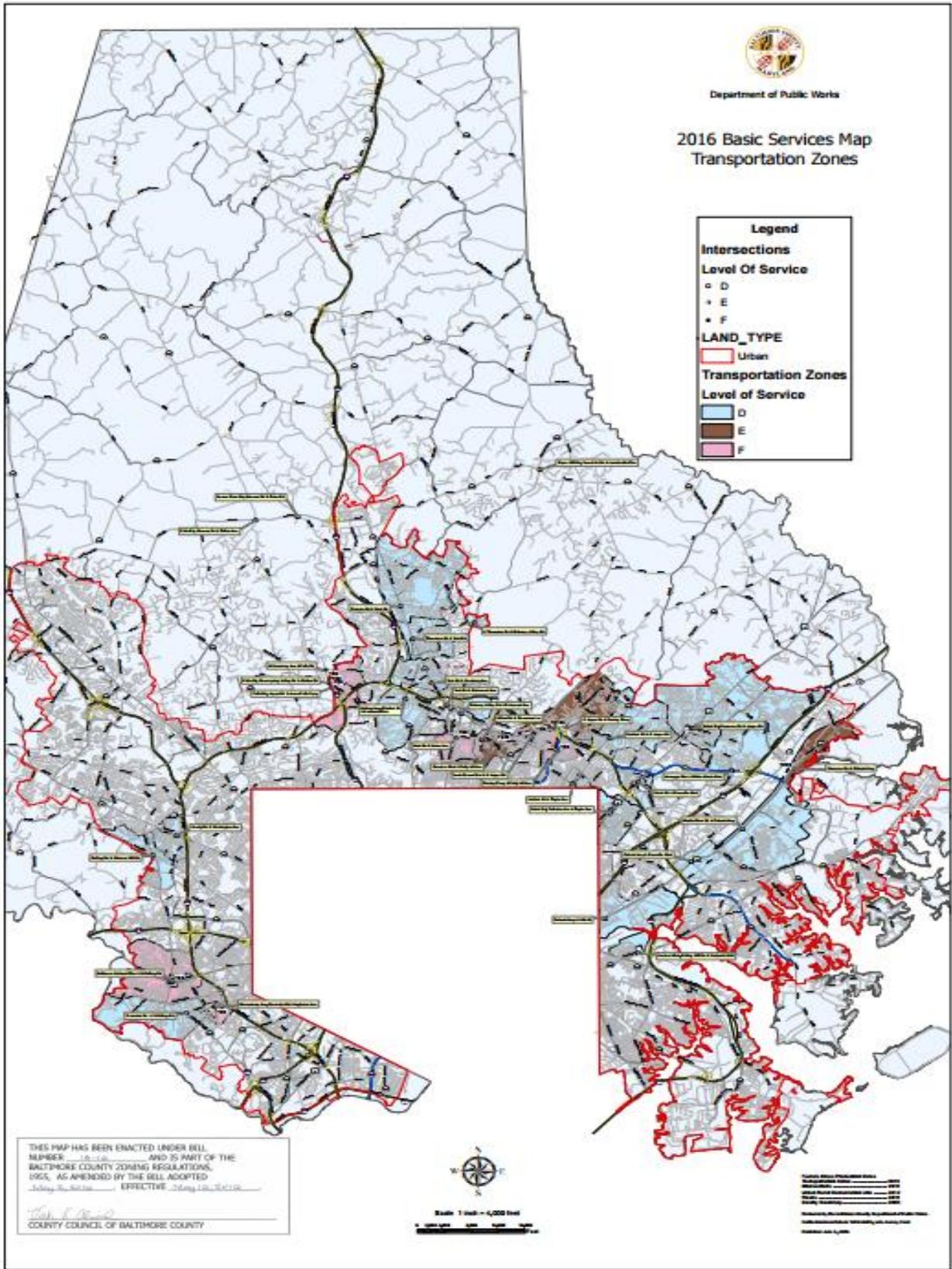
### 2016 Basic Services Map Transportation Zones

**Legend**

**Intersections**  
Level Of Service  
 ○ D  
 + E  
 \* F

**LAND\_TYPE**  
 Urban

**Transportation Zones**  
Level of Service  
 D  
 E  
 F



## Section C. Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions

### C-1. Measures and Indicators

This section performs an in-depth analysis on detailed data on residential and non-residential development in 2016 with reference to the Maryland’s Priority Funding Areas (PFAs). The analysis results show that Baltimore County maintained directing its development within the PFA and made progress achieving its preservation goals for areas outside the PFA.

#### C-1-1. Growth Within and Outside the PFA

The County’s long-term effort in growth management has been made for sustaining livable communities, preserving resources, and achieving balanced development toward goals and objectives highlighted in *Master Plan 2020*.

Table 7 shows that 99.44% of residential units (2,467 out of 2,481) in approved development plans were within the PFA. Only were 14 single family detached units in approved development were outside the PFA.

**Table 7. New Residential Units by Housing Type by PFA in Approved Development Plans, 2016**

Project Track	Location of PFA	Project Count	Unit Type				Total
			SFD	SFSD	SFA	MF	
Major Subdivision	<b>Total</b>	<b>6</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>177</b>	<b>273</b>
	Inside PFA	5	95	0	0	177	272
	Outside PFA	1	1	0	0	0	1
Minor Subdivision	<b>Total</b>	<b>11</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>
	Inside PFA	5	12	0	0	0	12
	Outside PFA	6	13	0	0	0	13
Limited Exemption	<b>Total</b>	<b>1</b>	<b>289</b>	<b>0</b>	<b>708</b>	<b>0</b>	<b>997</b>
	Inside PFA	1	289	0	708	0	997
	Outside PFA	0	0	0	0	0	0
Planned Unit Development	<b>Total</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>1,128</b>	<b>1,186</b>
	Inside PFA	5	0	0	58	1,128	1,186
	Outside PFA	0	0	0	0	0	0
<b>Total Units by Type</b>			<b>410</b>	<b>0</b>	<b>766</b>	<b>1,305</b>	<b>2,481</b>
Units by type inside PFA			396	0	766	1,305	2,467
Percent units in PFA of total			96.59%	0.00%	100.00%	100.00%	99.44%

Source Baltimore County Government, approved development plans 2016.

Percent Units in PFA of total = units by type inside PFA / total units by type.

Approximately 97.8% of approved development for non-residential buildings – retail, institutional, mixed-use, office or other projects -- was all located within the PFA (Table 8). The institutional uses outside the PFA were for two major development projects. The first was for a 51,000-square foot proposed expansion to Hunt Valley Presbyterian Church off Beaver Dam Road in Hunt Valley. The second institutional use outside the PFA was for Church of the Resurrection’s proposed 13,650-square foot addition near Greenspring Avenue in Lutherville-Timonium. The non-residential development approved in 2016 proves that the county continued to expand businesses to ensure job creation and provide services in areas where infrastructure is in place or planned.

**Table 8. Square Footage of Non-Residential Uses by PFA in Approved Development Plans, 2016**

Project Track	Location of PFA	Project Count	Square Feet by Use Type					Other	Total
			Retail	Industrial	Institutional	Mixed Use	Office		
Limited Exemption	<b>Total</b>	<b>23</b>	<b>301,039</b>	<b>0</b>	<b>151,004</b>	<b>34,595</b>	<b>9,626</b>	<b>3,288</b>	<b>499,552</b>
	Inside PFA	22	301,039	0	137,354	34,595	9,626	3,288	485,902
	Outside PFA	1	0	0	13,650	0	0	0	13,650
Major Development	<b>Total</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>159,776</b>	<b>675,400</b>	<b>16,140</b>	<b>0</b>	<b>851,316</b>
	Inside PFA	7	0	0	108,776	675,400	16,140	0	800,316
	Outside PFA	1	0	0	51,000	0	0	0	51,000
Planned Unit Development	<b>Total</b>	<b>6</b>	<b>805,562</b>	<b>0</b>	<b>0</b>	<b>22,546</b>	<b>476,400</b>	<b>239,198</b>	<b>1,543,706</b>
	Inside PFA	6	805,562	0	0	22,546	476,400	239,198	1,543,706
	Outside PFA	0	0	0	0	0	0	0	0
<b>Total Square Feet by Use Type</b>			<b>1,106,601</b>	<b>0</b>	<b>310,780</b>	<b>732,541</b>	<b>502,166</b>	<b>242,486</b>	<b>2,894,574</b>
Square feet inside PFA			1,106,601	0	246,130	732,541	502,166	242,486	2,829,924
Percent total feet inside PFA of total			100.00%	0.00%	79.20%	100.00%	100.00%	100.00%	97.77%

Source: Baltimore County Government, approved development plans, 2016.

Percent total feet inside PFA of total = square feet inside PFA / total square feet by use type



*The Baltimore Business Journal, April 13, 2016: An artist’s rendering of the west side façade of the Shops at Kenilworth. The project is to reconfigure and upgrade the 142,000-square foot mall in Towson. (Rendering: Greenberg Gibbons).*

## C-1-2. Occupancy and Razing Permits

*Occupancy permits.* Among all 834 new residential units that were permitted for occupancy in 2016, 89.33 % were within the PFA and the remaining 10.67 % were built outside the PFA (Table 9). SFD units within the PFA represented 81.54% of the total SFD units (393).

**Table 9. New Residential Units Built by Housing Type by PFA in Occupancy Permits, 2016**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA
		Number of Units	% Units by Type	Number of Units
Multi-Family (MF)	0	0	100.00%	0
Single Family Attached (SFA)	336	336	100.00%	0
Single Family Detached (SFD)	482	393	81.54%	89
Single Family Semi-Detached (SFSD)	16	16	100.00%	0
Total Residential Units	834	745		89
<i>Percent Units inside PFA of total units</i>		89.33%		10.67%

Source: Baltimore County Government, occupancy permits, 2016

% units by type = number of units inside PFA by type / units by type

Percent units inside PFA of total units = number of units inside PFA / total residential units

Percent units outside PFA of total units = number of units outside PFA / total residential units

Table 10 illustrates that in 2016, non-residential construction was predominately (99.39%) situated within the PFA for sustained growth in the urban setting where residential and business communities have been established, existing or planned infrastructure has been in place. Specifically, all the industrial, mixed use, office and institutional use projects were built within the PFA. Approximately 98.76% of retail uses were constructed within the PFA.

The uses that were outside the PFA include an addition to a restaurant off of Middletown Road in Freeland, the repair of several pole barn aircraft hangars on Diffendall Road in Essex, an additional storage shed for a commercial gun range on Marriottsville Road in Marriottsville (near the Baltimore County and Howard County line), and a 1-story addition to a training facility (Under Armour Performance Center) off of Deer Park Road in Owings Mills.

**Table 10. Square Footage of Non-Residential Uses by PFA in Occupancy Permits, 2016**

Data Type	Use Type					Total
	Retail	Industrial	Mixed Use	Office	Institutional	Square Feet
Total Square Feet by Use Type	603,416	22,691	316,752	225,946	60,315	1,229,120
Square feet by use type inside PFA	595,963	22,691	316,752	225,946	60,315	1,221,667
<i>Percent total square feet by use type</i>	98.76%	100.00%	100.00%	100.00%	100.00%	99.39%
Square feet by use type outside PFA	7,453	0	0	0	0	7,453
<i>Percent total square feet by use type</i>	1.24%	0.00%	0.00%	0.00%	0.00%	0.61%

Source: Baltimore County Government, occupancy permits, 2016.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

*Razing permits.* Table 11 shows that in 2016, among 100 dwelling units issued with razing permits, 68 % were within the PFA; 32 % were outside the PFA. There was an increase of residential units issued in razing permits from 2015 to 2016 (89 vs. 100 respectively).

**Table 11. Residential Units by PFA in Razing Permits, 2016**

Housing Unit Type	Units by Type	Inside PFA		Outside PFA Number of Units
		Number of Units	% Units by Type	
Multi-family (MF)	0	0	0.00%	0
Single Family Attached (SFA)	0	0	0.00%	0
Single Family Detached (SFD)	-100	-68	68.00%	-32
Single Family Semi-Detached (SFSD)	0	0	0.00%	0
Total Residential Units	-100	-68	68.00%	-32
<i>Percent units inside PFA of total units</i>	-	68.00%	-	32.00%

Source: Baltimore County Government, razing permits, 2016

% units by type = number of units inside PFA by unit type / units by type

Percent units inside PFA of total units = number of units inside PFA / total residential units (-100)

Table 12 shows that 99.66% of non-residential uses issued in razing permits were within the PFA. All the retail, industrial and office uses issued in razing permits were within the PFA. For the institutional uses in razing permits, 70.30% was within the PFA; the remaining 29.70% was outside the PFA that was for demolishing a single family dwelling on a church property in the Cockeysville area.

**Table 12. Square Footage of Non-Residential Uses by PFA in Razing Permits, 2016**

Location of PFA	Use Type				Total
	Retail	Industrial	Office	Institutional	
Total Square Feet by Use Type	641,028	65,100	23,386	8,417	737,931
Square feet by use type inside PFA	641,028	65,100	23,386	5,917	735,431
<i>Percent total square feet by use type</i>	100.00%	100.00%	100.00%	70.30%	99.66%
Square feet by use type outside PFA	0	0	0	2,500	2,500
<i>Percent total square feet by use type</i>	0.00%	0.00%	0.00%	29.70%	0.34%

Source: Baltimore County Government, razing permits, 2016.

Percent total square feet by use type = square feet by use type inside PFA / total square feet by use type

### C-1-3. Net Density in Development

Table 13 portrays that for all approved residential plans in 2016, the net density for residential units per acre within the PFA was higher than outside the PFA (5.46 units per acre vs. 0.17). For all the development plan types – major, minor, PUD, and limited – the net density within the PFA is greater than that outside the PFA. Information in Table 13 is evident that the county has

achieved much denser development within the PFA in compliance with the Maryland smart growth principles and its goals in *Master Plan 2020*.

**Table 13. Total Acreage and Density of Residential Development in Approved Plans, 2016**

Project Track	Location of PFA	Total Units	Total Acreage	Net Density
Major Subdivision	Inside PFA	272	137.14	1.98
	Outside PFA	1	35.00	0.03
Minor Subdivision	Inside PFA	12	10.00	1.20
	Outside PFA	13	49.32	0.26
Limited Exemption	Inside PFA	997	176.51	5.65
	Outside PFA	0	0.00	0.00
Planned Unit Development	Inside PFA	1,186	128.19	9.25
	Outside PFA	0	0.00	0.00
Total units inside PFA		2,467	451.83	5.46
Total units outside PFA		14	84.32	0.17
Sum		<b>2,481</b>	<b>536.15</b>	<b>4.63</b>

Source: Baltimore County Government, approved development plans, 2016.

Net density = total units / total acres

Table 14 presents that in 2016, the net density for non-residential uses was much considerably higher inside the PFA than that outside the PFA, indicating the continued or emerging needs of residential and business expansion in the urbanized area. Data on approved non-residential development plans also signify the County's mission on promoting non-residential uses by utilizing existing or planned infrastructure within the PFA. As mentioned in C-1-1, the approved plans for two institutional uses outside the PFA are for a 51,000-square foot expansion to a church off Beaver Dam Road in Hunt Valley and a 13,650-square foot addition to a church off Greenspring Avenue in Lutherville-Timonium.

**Table 14. Total Acreage and Density of Non-Residential Development in Approved Plans, 2016**

Project Track	Location of PFA	Total Square Feet	Total Acreage	Net Density
Limited Exemption	Inside PFA	485,902	155.25	3,129.80
	Outside PFA	13,650	7.22	1,890.58
Major Development	Inside PFA	800,316	178.27	4,489.35
	Outside PFA	51,000	23.15	2,203.02
Planned Unit Development	Inside PFA	1,543,706	133.93	11,525.87
	Outside PFA	0	0	0
<b>Total</b>		<b>2,894,574</b>	<b>497.82</b>	<b>23,238.63</b>

Source: Baltimore County Government, approved development plans, 2016.

Net density = total square feet / total acres

#### C-1-4. Development Capacity Analysis

Baltimore County updates the development capacity analysis every three years. The analysis is based on a GIS model that identifies residential vacant or under-developed parcels and calculates the potential for new residential units based on zoning for land within the PFA. The residential capacity for the rural area has not been performed due to the complexity of regulations governing subdivision of rural land.

The most recent development capacity analysis was performed after the 2016 Comprehensive Zoning Map Process (CZMP). The County Council adopted the 2016 CZMP on August 30, 2016. The new zoning map took effect on September 1, 2016. The new model result shows that the number of potential units is 14,427 including pipelines (proposed units in approved development plans), taking into consideration of the 2016 CZMP outcomes.

#### C-1-5. Land Preservation

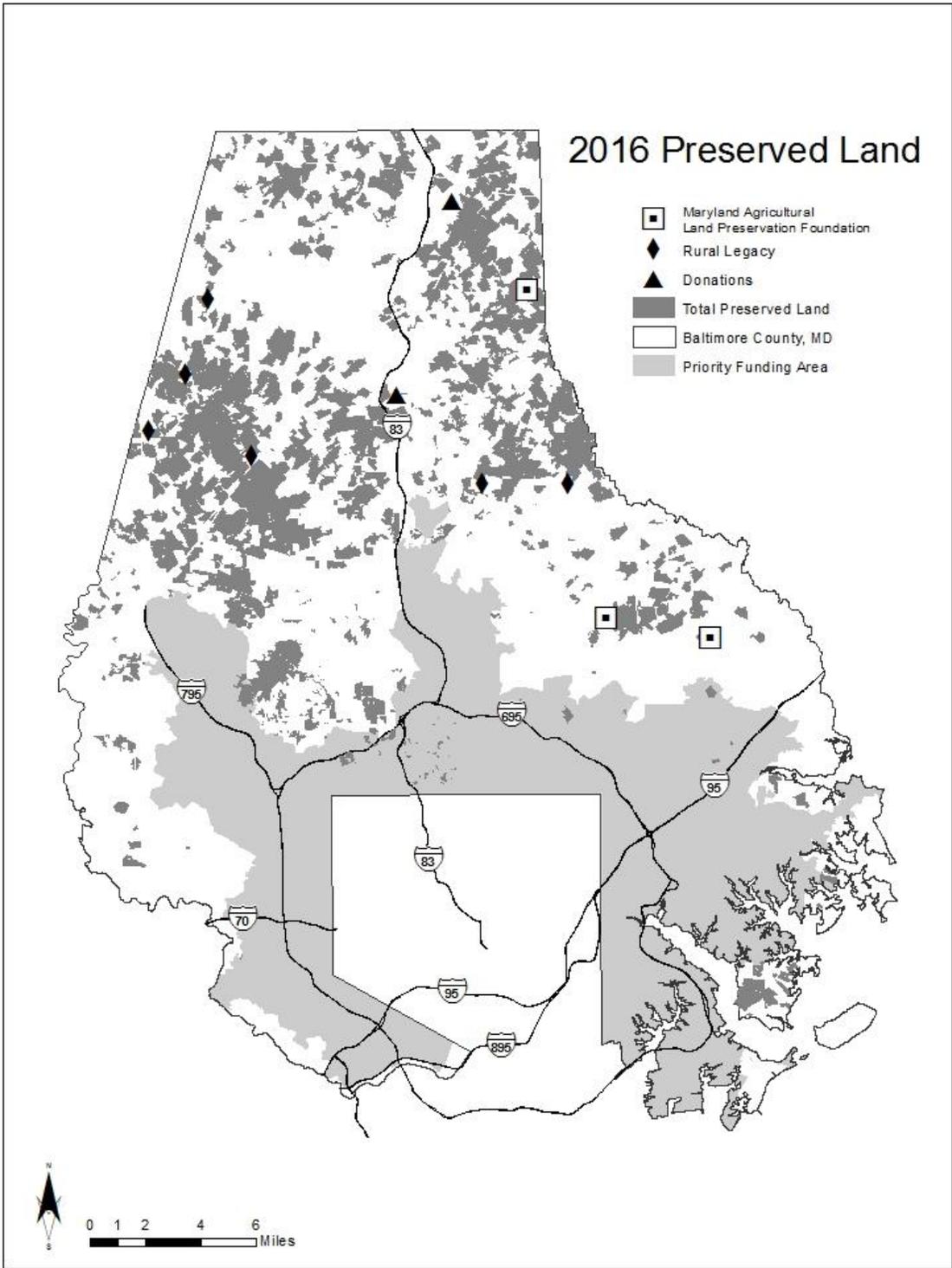
Baltimore County has initiated policies and launched programs to protect the county's agricultural and natural resources. The county has established a nationally recognized land preservation strategy via advanced planning and zoning practices, innovative environmental programs, efforts to foster agricultural viability, and proactive land and resource protection strategies through a network of land trusts.

As of the end of 2016, a total of 64,319 acres of land have been preserved through permanent easements, amounting to 80.39% of the *Master Plan 2020* goal of 80,000 acres. The acreage of land in easements augmented increased from 726.5 acres in 2015 to 763.5 in 2016 (Table 15). The county's land preservation endeavors encompass a number of different programs, being funded by the state government, county government, private entities, or via donations. Others were achieved through requirements as part of the development process.

**Table 15. Summary of Preservation Easements in 2016**

Type	Acres	Percent of Total
Donated	120.85	15.83%
Purchased Rural Legacy Easements	429.48	56.24%
Maryland Agricultural Land Preservation Foundation	213.26	27.93%
<b>Total</b>	<b>763.59</b>	<b>100.00%</b>

Source: Baltimore County Government, 2016.



## C-2. Compliance with the County Land Use Goal

Baltimore County established its land use goal over 40 years ago by creating the Urban-Rural Demarcation Line (URDL) that corresponds to the PFA and establishes land preservation programs to protect the rural area. The URDL, in large part, has remained consistent, with one-third of the county designated as urban, and two-thirds as rural.

For decades, Baltimore County has continued to enact regulations and zoning changes as effective mechanisms to implement the master plan for strengthening its growth management policies. The success of master plan implementation is evident in the consecutive decennial censuses, showing that 90% of the county's population resides within the PFA. The county has been a leader in sensible development and growth management in Maryland and the nation.

With the adoption of *Master Plan 2020* in November 2010, Baltimore County has continued its commitment to maintaining the PFA by achieving the master plan's three goals:

- Continue the Success of Growth Management;
- Improve the Built Environment; and,
- Strengthen Resource Conservation and Protection.

As a maturing jurisdiction, Baltimore County has become innovative and productive in maintaining and enhancing quality of life for its residents and businesses of various scales. Subsequently, the county has flourished in the locale or Baltimore-Washington market. The county has begun a new phase in its development -- redevelopment, to efficiently reuse land while continuing to grow and thrive. Through its land development policies and regulations, the county ensures that redevelopment is taking place in areas where infrastructure exists or is suitably planned for sustainable growth.

In order to continue sensible development and managed growth in the future, a variety of resources is needed in Baltimore County. The county's capital improvement program is prioritized on upgrading or expanding the county's public schools and maintaining other public infrastructure or facilities. The county continues to ensure that the capital expenditures will maintain and enhance vibrant communities for county residents, nourish economic development, preserve natural resources, and conserve cultural heritage.

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